

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
APRIL 3, 2013**

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 7:40 pm. Secretary Bernita Berger took roll call as follows:

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Present
Bernita Berger, Sec.	-Present	Dan Buck	-Present
Paul Lorey	-Present	Chad Hurm, City Engineer	-Present
Randy Mehringer	-Present	Darla Blazey, Director of Community Development / Planning	-Present
Ben Krapf	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Absent		

Ben Krapf arrived at the meeting at 7:55 pm.

PLEDGE OF ALLEGIANCE

President Schnarr led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the March 6, 2013, Regular Meeting were reviewed. Secretary Berger made a motion to approve the minutes as mailed. Cindy Laake seconded it. Motion carried 9-0.

STATEMENT

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of Kerstiens Development, Inc. (as owners) and Timothy L. and Bethany L. Demotte (as developers) for secondary approval of the proposed plat of Demotte's First Addition, a subdivision to the City of Jasper, Indiana, and approval of all proposed necessary street and utility improvements associated with said Subdivision

Randy Mehringer made a motion to table the public hearing. Pat Lottes seconded it. Motion carried 9-0.

NEW BUSINESS

Petition of Keusch Kids, LLC and KAKB, LLC of Dubois County, Indiana, to rezone a tract of land from A-1 to R-R lying within the jurisdictional area of the City of Jasper, Indiana

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Keusch Kids, LLC and KAKB, LLC, to request a rezoning of property from A-1 (Agriculture) to R-R (Rural Residential). The proposed property is located on the west side of Brookstone Estates I and Brookstone Estates II. Mr. Eckerle explained that Brookstone Estates I, II and III are all zoned R-R. A map was displayed of the area requested to be rezoned, which would become Brookstone IV after the platting process is finalized.

Discussion followed. There were no remonstrators present. Member Dan Buck recused himself from the public hearing due to a conflict of interest; he intends to purchase property in the subject area.

Paul Lorey made a motion recommending that the Common Council approve the rezoning of said property from A-1 to R-R. City Engineer Chad Hurm seconded it. Motion carried 9-0.

Petition of Keusch Kids LLC, as owners, and KAKB, LLC, as developers, for primary approval of the proposed plat of Brookstone Estates IV, a subdivision in Madison Civil Township, Dubois County, Indiana, and approval of all proposed necessary street and utility improvements associated with said Subdivision. A modification to the Subdivision Control Ordinance will be requested in regards to Section 17.04.050(4) for a request of a cul-de-sac street length of 1,440 feet and Section 17.04.080(1) for a request of a ten (10) foot minimum easement width along portions of the exterior boundary of the plat with said Subdivision

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of KAKB, LLC, to request primary approval of Brookstone Estates IV, a 28-lot subdivision located adjacent to Brookstone Estates I and II. There would be an extension of Pebble Drive to the west and also the building of a new road, Keusch Lane, which, in the preliminary plans, would include a cul-de-sac. Mr. Eckerle discussed the location of the sanitary sewer while displaying a plat map of the area. The subdivision would be served by City of Jasper sanitary and storm sewer, Ireland water, Huntingburg gas and Dubois REC electric.

The petitioner requested modifications from the Subdivision Control Ordinance. The first request is from Section 17.04.050(4). The Ordinance states a maximum distance of 600 feet for a cul-de-sac. The petitioner is proposing to lengthen Keusch Lane as a cul-de-sac of 1,440 feet, to allow for a turn-around instead of a dead end street. There is also a request to allow a 10-foot easement along portions of the west exterior boundary and two lots of the northwest corner (Lots 24 and 28) of the proposed plat, instead of the required 20 feet, until the next phase of the subdivision is built.

There were no remonstrators present. Following some discussion, Vice President Schroeder made a motion to grant primary approval of Brookstone IV, along with the modifications as presented. Cindy Laake seconded it. Motion carried 10-0.

Update of Zoning Ordinance and Subdivision Control Ordinance

Darla Blazey, Director of Community Development and Planning, requested permission from the Plan Commission to begin the process of seeking professional help from consultants to update the Zoning Ordinance and Subdivision Control Ordinance. Ms. Blazey said funds for the project have been established in the department's budget.

Vice President Schroeder made a motion to allow Ms. Blazey to seek request for qualifications to update the Zoning Ordinance and Subdivision Control Ordinance. Pat Lottes seconded it. Motion carried 10-0.

Request for input on a potential subdivision.

Brad Eckerle, of Brosmer Land Surveying, presented some information to the Board regarding a potential subdivision; however, since there was no public hearing, the Board could not provide any comments.

ADJOURNMENT

With no further discussion, Secretary Berger made a motion to adjourn the meeting. City Engineer Hurm seconded it. Motion carried 10-0, and the meeting was adjourned at 8:27 pm.

Brad Schnarr, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary